

CITY OF FORT WORTH HOMEBUYER ASSISTANCE PROGRAM (HAP)

Eligible Use of Homebuyer	➤ Closing Cost and Down Payment Assistance available	
Assistance	➤ Closing Cost Maximum Available \$3,000.00/Down	
	Payment Maximum Available \$14,999	
	➤ Primary lender fees NTE 2% of purchase price	
Acceptable Lien Position	2nd	
Repairs	HAP assistance funds cannot be used to make repairs	
Eligible Lenders	Approved Lenders participating in the City's Housing Assistance Program (HAP)	
Eligible Applicants	 Applicant(s) must be a first- time homebuyer or must have not owned a home within the last three years Displaced homemakers may be eligible, on the basis that he/she previously owned a home with a former spouse, but no longer resides in the residence; divorce decree must be submitted Applicant(s) must be either a citizen of the United States or a legal resident alien 	
Eligible Household Income	NTE 80% AMI adjusted for family size	
Eligible Properties	 Property must be located within the city limits of Fort Worth 	
	 If property is located in an airport clear zone, toxic waste site, or flood plain zone. A waiver of acknowledgment must be signed by the borrower Property may be an existing unit or new construction 	
	Property must be a single unitGovernment-owned properties are not eligible	
Homebuyer Education	Eight (8) hours of homeownership training is required and must be provided by a HUD-approved housing counseling agency. Online courses are not accepted. Visit website of hud.gov for a list of HUD-approved agencies	
Affordability Period	Five (5) Years	
Repayment of Deferred Loan	Sale, assignment, transfer or rental of property during the five-year affordability period will require immediate repayment of the full HAP subsidy amount	
Borrower Minimum Contribution	Lesser of 2% of purchase price or \$1,000.00 from borrower's own funds. May include up-front costs including application, appraisal and credit report fees	
Acceptable Loan Term	30 years term on FHA, conventional or VA loan	
Housing and Debt Ratio	Between 20-30% housing ratio 41% combined debt (32/43%	
Maximums	for new construction, or FHA loan product)	
Program Fees, Closing Costs	There are no program fees to use this program; Closing costs may be paid from loan proceeds	
Cash to Borrower	No cash to borrower at closing	



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Property Standards	Must pass Minimum Acceptable Standards Inspection	
	TREC Inspection is Required at Borrower's Expense	
City of Fort Worth Inspection	Environmental Review Required and city inspection; no cost	
and Environmental Review	to borrower	
Lead Hazard	Notification and evaluation required for homes constructed prior to 1978	
Max Combined Loan-to Value	Combined Loan-to Value not to exceed 105%	
Title Policy	Is required without endorsements, with the City of Fort	
	Worth shown as "second mortgagee"	
Appraisal	Primary Lender (only) at borrower's expense	
Escrowed Taxes and Insurance	Borrower must maintain property taxes, hazard insurance,	
	and if applicable flood insurance. City of Fort Worth must	
	be shown as "second mortgagee" Taxes on new	
	construction must be calculated on improved value	
HAP Verbiage Clause on Purchase	"Buyer to obtain assistance from the City of Fort Worth's	
Contract under Special Provisions	Homebuyer Assistance Program for Down Payment and	
	Closing Costs."	
How much subsidy can a	Using 100% AMI chart below*, take annual household	
borrower qualify for	income and divide by 100% AMI per family size to get	
	percentage of allowable subsidy amount	

INCOME LIMITS				
Household Size	80% AMI Maximum Income	100% AMI Income *		
1	\$38,850	\$48,800		
2	\$44,400	\$55,800		
3	\$49,950	\$62,800		
4	\$55,500	\$69,700		
5	\$59,950	\$75,300		
6	\$64,400	\$80,900		
7	\$68,850	\$86,500		
8	\$73,300	\$92,100		

ALLOWABLE SUBSIDY AMOUNT		
Area Median Income (AMI)	Income Percentage	
0 – 35%	\$14,999	
36 – 40%	\$12,999	
41 – 50%	\$11,999	
51 - 60%	\$10,999	
61 – 80%	\$9,999	